

mtc-73609 MS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-04865

Klamath County, Oregon

03/17/2006 03:13:00 PM

Pages 1 Fee: \$21.00

After recording return to:

Michael P. Overstreet

5164 Ankeny Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Michael P. Overstreet

5164 Ankeny Street

Klamath Falls, OR 97603

Escrow No. MT73609-MS

Title No. 0073609

SWD

STATUTORY WARRANTY DEED

Scott Galpin and Lezlie J. Galpin, as tenants in common, Grantor(s) hereby convey and warrant to **Michael P. Overstreet and Carisa R. Overstreet, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 51, Block 3, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014DB-02100-000

Key No: 575372

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$205,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 17th day of Mar, 2006

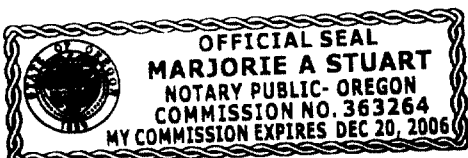
Scott Galpin

Lezlie J. Galpin

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 3/17, 2006 by Scott Galpin and Lezlie J. Galpin.



(Notary Public for Oregon)

My commission expires 12/20/06

2/00